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4/9/92

ADOPTED

MEMORANDUM

APRIL 9, 1992

TO: BOSTON REDEVELOPMENT AUTHORITY AND
THEODORE S. CHANDLER, ACTING DIRECTOR

FROM: GERARD KAVANAUGH, ASSISTANT DIRECTOR FOR
INSTITUTIONAL PLANNING AND DEVELOPMENT
WILLIAM MCCARTHY, SPECIAL ASSISTANT

SUBJECT: PUBLIC HEARING CONCERNING A DEVELOPMENT IMPACT PROJECT
PLAN SUBMITTED BY THE SHRINERS BURNS INSTITUTE IN
CONNECTION WITH THE PROPOSED REPLACEMENT FACILITY
PROJECT

SUMMARY: THIS MEMORANDUM REQUESTS THE AUTHORITY TO: (1) APPROVE THE DEVELOPMENT IMPACT PROJECT PLAN SUBMITTED BY SHRINERS IN CONNECTION WITH THE PROPOSED REPLACEMENT FACILITY PROJECT AND AUTHORIZE THE DIRECTOR TO ENTER INTO A DEVELOPMENT IMPACT PROJECT AGREEMENT ("AGREEMENT") WITH THE DEVELOPER; (2) AUTHORIZE THE DIRECTOR TO PETITION THE ZONING COMMISSION TO DESIGNATE PARCEL 8 OF THE WEST END PROJECT AREA AS AN URBAN RENEWAL AREA SPECIAL PURPOSE OVERLAY DISTRICT; (3) RECOMMEND APPROVAL, CONDITIONAL UPON DESIGN REVIEW, OF THE PETITION TO THE BOARD OF APPEAL FOR ZONING RELIEF IN CONNECTION WITH THE PROPOSED PROJECT; (4) AUTHORIZE THE DIRECTOR TO ISSUE AN ADEQUACY DETERMINATION UPON COMPLETION OF THE AUTHORITY'S REVIEW OF A FINAL PROJECT IMPACT REPORT; AND (5) AUTHORIZE THE DIRECTOR TO ISSUE A CERTIFICATE OF COMPLETION TO THE SHRINERS HOSPITAL FOR CRIPPLED CHILDREN FOR THE ORIGINAL IMPROVEMENTS TO PARCEL 8 IN THE WEST END PROJECT AREA AND TO EXECUTE AN AMENDMENT TO THE EXISTING SALES CONTRACT BETWEEN THE SHRINERS AND THE BRA;

INTRODUCTION

The Shriners Hospital for Crippled Children is a charitable organization which provides, entirely free of charge, state-of-the-art medical care to children who suffer burn-related injuries. Since 1968, the Shriners has operated the Boston Burns Institute at 51 Blossom Street. The Institute enjoys an affiliation with Massachusetts General Hospital, under which physicians have dual appointments and MGH provides emergency backup care to

Shriners patients.

PROJECT DESCRIPTION

Shriners proposes to construct a replacement facility on the site of the existing facility. Specifically, Shriners proposes to (1) demolish 80,000 square feet of existing space, (2) construct a 200,000 square foot replacement facility (nine stories, 137 feet in height at the highest point), and (3) construct an underground parking garage.

The Proposed Project will result in the Boston Burns Institute's having additional medical research space, increased patient bed space (although the number of beds will remain at 30) and outpatient care space, an auditorium, a lobby, and on-site parking. The two-phase project calls for the existing facility to remain in operation until new hospital space is constructed above a steel truss which will span the existing building. Following completion of the new hospital space, the existing facility will be razed and replaced with new space.

PUBLIC BENEFITS

The project is a "Development Impact Project" under Section 26A-3(2) of the Boston Zoning Code, and therefore subject to housing and jobs linkage obligations. The DIP Agreement anticipates that approximately \$500,000 in housing linkage funds and approximately \$100,000 in jobs linkage funds will be generated by the project.

This \$45 million development project will also generate a substantial number of construction and permanent employment opportunities for Boston residents. Over the estimated two-and-a-half-year construction period, an estimated 402 construction jobs will be generated. The Development Impact Project Agreement ("DIP Agreement") includes a Boston Resident Construction Employment Plan which will govern hiring practices for construction jobs.

Once completed, the Shriners Facility will house approximately 399 permanent employees. Although many of these employees are already employed by Shriners, Shriners will enter into a Memorandum of Understanding and a First Source Agreement governing recruitment and hiring for designated categories of permanent employment positions.

ENVIRONMENTAL REVIEW PROCESS

On May 8, 1991, Shriners submitted an Environmental Notification Form (ENF) to the Massachusetts Environmental Protection Agency (MEPA). Following input from various public agencies, groups and individuals, including the BRA, MEPA determined on June 21, 1991, that an Environmental Impact Report was required. On November 5, 1991,

Shriners submitted a Draft Environmental Impact Report (DEIR). On December 12, 1991, MEPA issued a Certificate stating that the DEIR complied with applicable regulations. The Certificate also noted MEPA's reservations about parking demand and supply assumptions and a comment regarding building height. On February 27, 1992, Shriners submitted a Final Environmental Impact Report (FEIR). MEPA issued a Certificate of decision regarding the FEIR on April 3, 1992.

BOSTON CIVIC DESIGN COMMISSION REVIEW

The proposed project was initially presented to the Boston Civic Design Commission (BCDC) on December 3, 1991. The proposed project was referred to the BCDC Design Subcommittee for review, which review took place at the Subcommittee's December 17, 1991 meeting and resulted in a recommendation of approval to the full Commission. At the January 7, 1992 meeting of the full BCDC, Commission members voted to defer action on the project pending continuing discussions between the BRA, Shriners and abutters. On April 7, 1992, the BCDC, by unanimous vote, voted to recommend approval of the design for the Shriners Replacement Facility.

COMMUNITY REVIEW

The proposed project has undergone extensive review and discussion among abutters to the Shriners Burns Institute, with initial presentations to abutters having been made by the Shriners representatives in May of 1991. Since that time, numerous meetings have taken place under the auspices of the BRA to communicate and address issues raised in connection with the proposed project. Primary issues have included: (1) the height and massing of the proposed replacement facility; (2) the amount of parking proposed in connection with the proposed project and attendant traffic impacts; (3) the potential for various environmental impacts such as wind, shadow, noise and emissions; and (4) perceptions that the proposed project would create adverse aesthetic effects on neighboring residents.

In response to abutters' concerns with respect to height and massing, Shriners reduced the building height from an initially proposed 155 feet to 137 feet (at the roof-line), increased building setbacks to an average of 25 feet from curb lines, reduced the building footprint by an average floor area reduction of nearly 7,800 square feet, introduced cornices, a belt course and additional windows to reduce the apparent height and mass of the building. With respect to traffic and parking concerns, Shriners relocated the parking garage entrance and exit from William Cardinal O'Connell Way to Blossom Street, placed the parking garage below grade, reduced the number of desired underground parking spaces, and conducted analyses documenting the fact that traffic impacts would be insubstantial. With respect to environmental impacts, the DEIR and FEIR submissions by Shriners were deemed by MEPA to sufficiently address and/or mitigate environmental impacts to result from the project.

DESIGNATION OF THE SHRINERS' PROPERTY (PARCEL 8 OF THE WEST END LAND ASSEMBLY AND REDEVELOPMENT PROJECT AREA) AS AN URBAN RENEWAL OVERLAY DISTRICT

The Shriners has requested that the Authority vote to authorize the Director to petition the Boston Zoning Commission to designate their parcel of land, known otherwise as Parcel 8 of the West End Land Assembly and Redevelopment Project Area, as an urban renewal area special purpose overlay district through a map amendment signifying a "U" designation for said parcel.

ZONING RELIEF

The Proposed Project is located with Subdistrict "M" of the Downtown Interim Planning Overlay District (IPOD). The underlying zoning for the site of the Proposed Project is H-3.

The Proposed Project requires zoning relief in the forms of conditional use permits and pursuant to Article 6 of the Code, variances pursuant to Article 7 of the Code, and an IPOD Permit pursuant to Article 27D of the Code; or, alternatively, exceptions pursuant to Article 6A of the Code. Zoning relief in the form of exceptions is conditional upon the Zoning Commission's designation of the project site as a Special Purpose Overlay District within the West End Land Assembly and Redevelopment Project Area through a Map Amendment in the form of a "U" Designation.

Appropriate votes follow:

VOTED: That in connection with the Development Impact Project Plan for the Shriners Burns Institute Replacement Facility, 51 Blossom Street, Boston, presented at a public hearing duly held at the offices of the BRA on April 9, 1992, and after consideration of the evidence presented at the hearing, the BRA finds that said Plan: (1) conforms to the general plan for the City of Boston as a whole; (2) contains nothing that will be injurious to the neighborhood or otherwise detrimental to the public welfare; and (3) does adequately and sufficiently satisfy all other criteria and specifications for a Development Impact Project as set forth in Articles 26A and 26B of the Boston Zoning Code as amended; and further

VOTED: That pursuant to the provisions of Articles 26A and 26B of the Boston Zoning Code as amended, the BRA hereby approves the Development Impact Project Plan for the Shriners Burns Institute Replacement Facility, 51 Blossom Street, Boston. Said Development Plan is embodied in a written document entitled "Development Impact Project Plan for the Shriners Burns Institute Replacement

Facility " dated April 9, 1992, and in a series of schematic drawings listed in Exhibit B of said document; said document and plans shall be on file in the Office of the BRA; and further

VOTED: That the BRA hereby authorizes the Director (1) to execute, in the name and on behalf of the BRA, (a) a Development Impact Project Agreement, in substantially the form presented to the BRA on this date; and (b) other necessary agreements with the developer of the Shriners Burns Institute Replacement Facility at 51 Blossom Street, Boston; and (2) to certify in the name of the BRA, (a) that plans submitted to the Inspectional Services Commissioner in connection with said project are in conformity with said Development Impact Project Plan; and (b) that the developer has entered into an Agreement with the BRA to be responsible for the Housing Contribution and a Jobs Contribution Grant; and further

VOTED: That the BRA hereby authorizes the Director to petition the Zoning Commission to establish Parcel 8 of the West End Project Area as an urban renewal area special purpose overlay district; and further

VOTED: That in reference to the Zoning Board of Appeal petition for 51 Blossom Street, in an H-3 zoning district, brought by the Shriners Hospital for Crippled Children for the BRA recommends approval of the conditional use permits, variances and IPOD permit or, alternatively, exceptions required in connection with the Project, with the proviso that plans are submitted to the BRA staff for design review approval to ensure that the plans are consistent with the plans previously reviewed by the BRA and with the Development Impact Project Plan, provided that the final design review approval shall not be granted prior to the execution of a Transportation Access Plan Agreement, and a Boston Resident Construction Employment Plan, a Memorandum of Understanding, a First Source Agreement, and other necessary agreements with the Mayor's Office of Jobs and Community Services. Further, the BRA authorizes the Director to certify to the Board of Appeal that the petition and the requested conditional use permits, variances and IPOD permit or, alternatively, exceptions required in connection with the Project are consistent with the previously approved development plans and Development Impact Project Plan for the Project; and further

VOTED: That the BRA hereby authorizes the Director to execute, in the name and on behalf of the BRA, an Adequacy Determination with respect to the Final Project Impact Report for the Shriners Replacement Facility Project, 51 Blossom Street, Boston, upon completion of the

review by the BRA of such Final Project Impact Report for said Project; and further

VOTED: That the BRA hereby authorizes the Director to issue a Certificate of Completion to the Shriners Hospital for Crippled Children for the original improvements to Parcel 8 in the West End Project Area with the proviso that a new Certificate of Completion will be required upon completion of the Replacement Facility; and the BRA further authorizes the Director to execute an amendment to the Sales Contract for the West End Project Area, entered into March 30, 1964, including such terms and conditions as the Director deems appropriate and in the best interest of the BRA.

PROPERTY ADDRESS

Property Address:

Developer:

Builder:

2212 North 1st Ave.

Shriners Hospital for Crippled Children

2212 North 1st Ave., St. Louis

DEVELOPMENT SUMMARY

Acres: 2.0000

100,000 sq. ft.

Net Acres: 2.0000

20,000 sq. ft.

Total Development Cost:

\$25,000,000

FINANCIAL SUMMARY

Construction Costs: \$10,000,000

Permitted Costs: \$10,000,000

Building Materials: \$10,000,000

Job Expenses: \$10,000,000

CONSTRUCTION SCHEDULE

Construction Start:

1970-01

Construction Completion:

1974-01

**SHRINERS BURNS INSTITUTE
REPLACEMENT FACILITY PROJECT**

PROJECT DESCRIPTION

Shriners Hospital proposes to construct a replacement facility on the site of its existing facility. Specifically, Shriners proposes to (1) demolish 80,000 square feet of existing space, (2) construct a 200,000 square feet replacement facility (nine stories, 137 feet in height), and (3) construct an underground parking garage. The total gross square footage of the Proposed Project is approximately 245,000 square feet.

The Proposed Project will result in additional medical research space, increased patient bed space (although the number of beds will remain at 30), new outpatient care space, and on-site parking. The two-phase project calls for the existing facility to remain in operation until new hospital space is constructed above the existing building. Following the completion of the new hospital space, the existing facility will be replaced. Construction of the project is scheduled to begin in April 1992, with completion scheduled for the Fall of 1994.

DEVELOPMENT TEAM

Project Address:	51 Blossom Street
Developer:	Shriners Hospital for Crippled Children
Architect:	Odell Associates, Inc.

DEVELOPMENT PROGRAM

Gross Square Feet:	200,000 gsf
R&D Square Feet:	30,000 gsf
Total Development Cost:	\$45 million

PUBLIC BENEFITS

Construction Jobs.....	402
Permanent Jobs	399
Housing Linkage	\$500,000
Jobs Linkage	\$100,000

CONSTRUCTION SCHEDULE

Construction Start:	1992-II
Construction Completion:	1994-IV

Charles River Park

Parking Deck

Two New Home

Win. Cardinal O'Connell Way

St. Joseph's Church

Regina Clara

The Blackstone

St. Joseph's Church

44
Old
St. Joseph's Church

45
Old
St. Joseph's Church

Holiday Inn

Cambridge Street

Beacon Street

Waldman

MGH

201A Elder Dome
208 Bulfinch Park

96
Charles Street Jail

Beacon Hill

Win. Cardinal O'Connell Way

St. Joseph's

Regina Chrl

Two Hawthorne

PROPOSED
SHRINERS
REPLACEMENT
FACILITY

The Blackstone

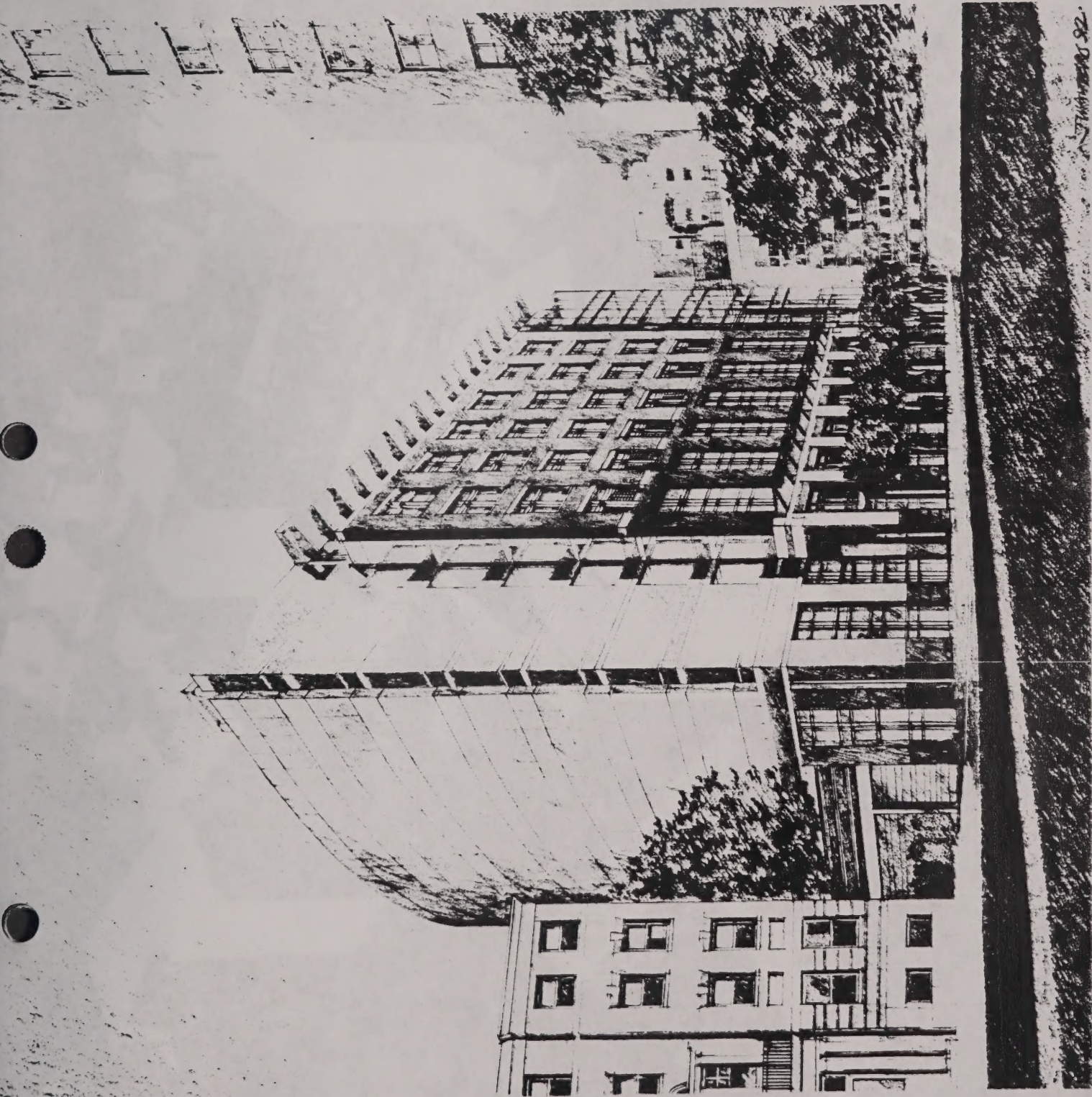
Blossom Street

Edwards

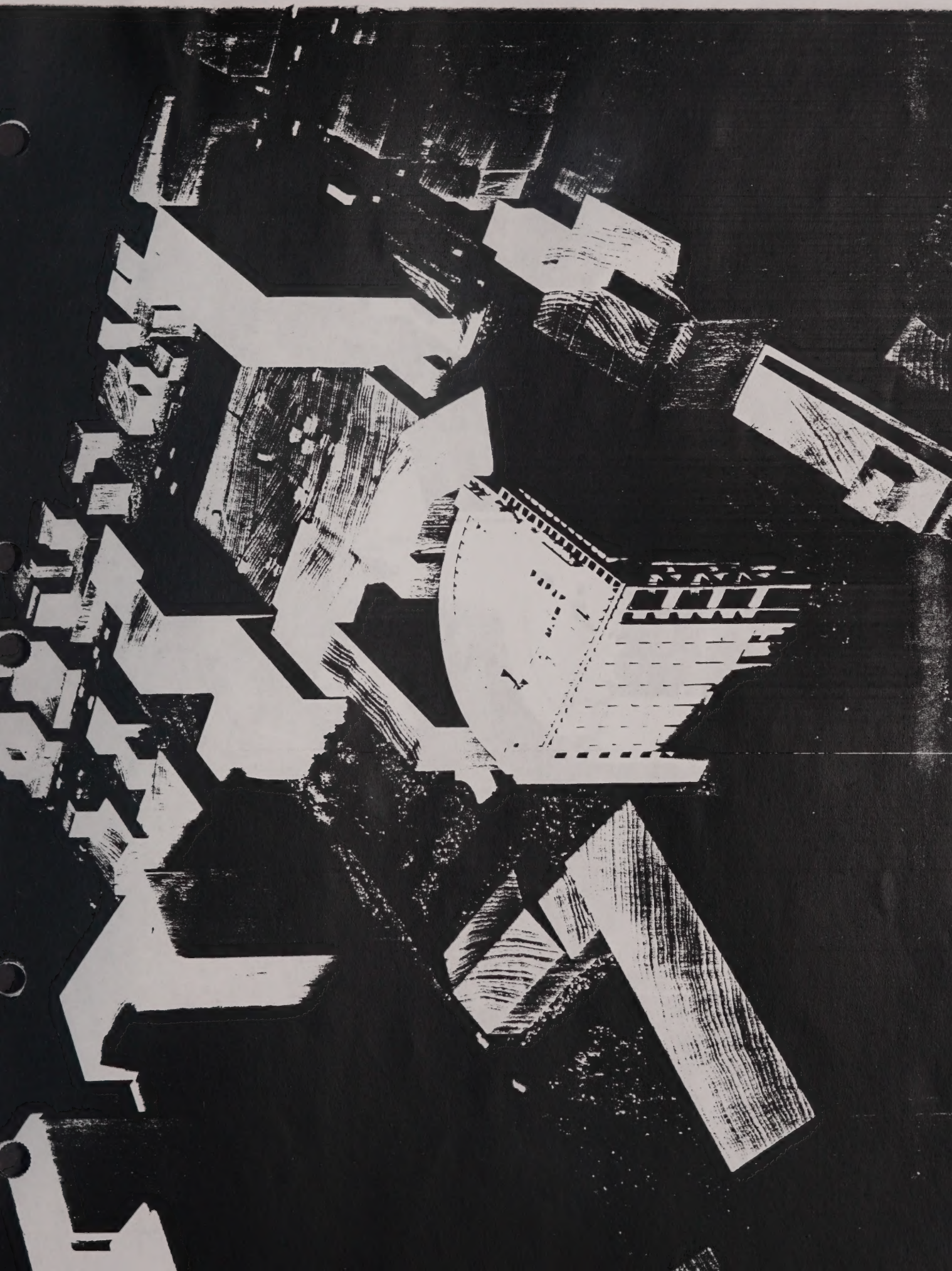
Welman

Bartlett

Bullfinch



7/10/1955 92.





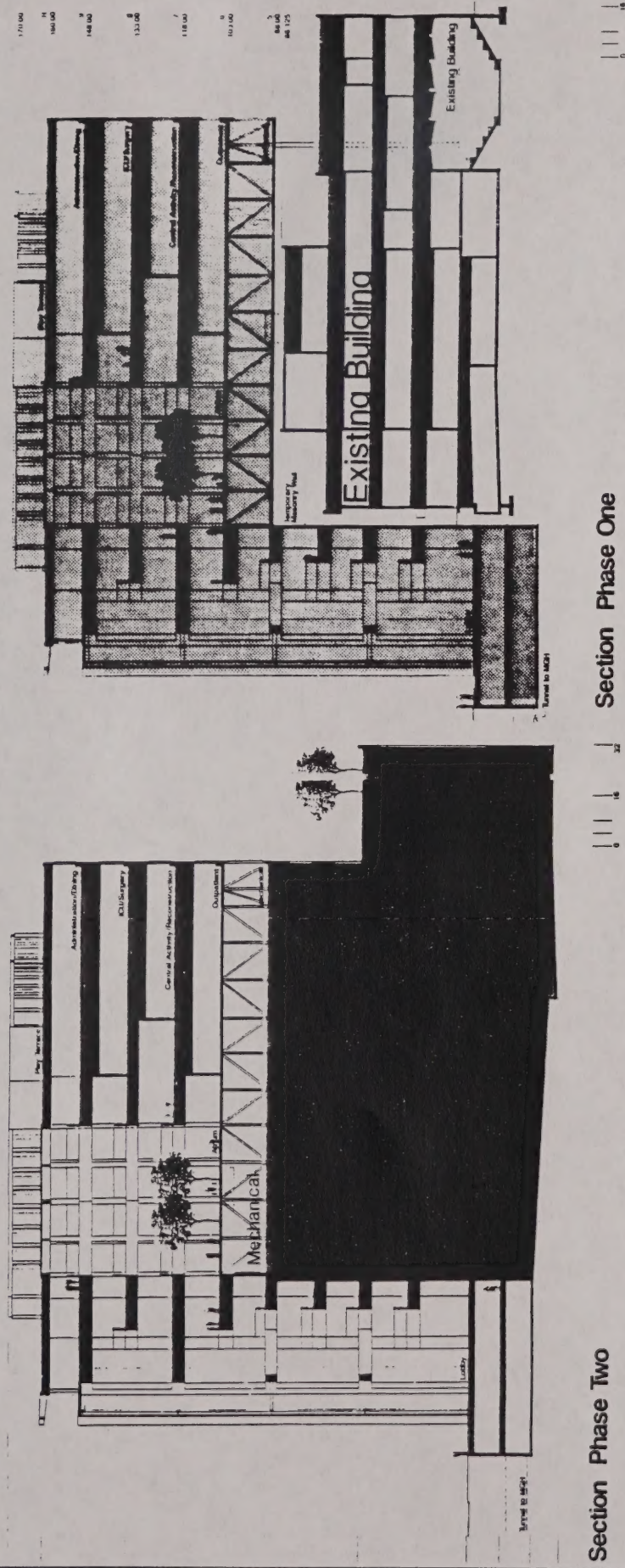


FIGURE III-3.4
CONSTRUCTION PHASES I AND II